

Urgent Return receipt Expand Group Restricted Prevent Copy

Submission Number:

TPB/R/S/K3/37-S001

From:

Sent:

2024-05-21 星期二 13:31:53

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

SCHEDULE OF AMENDMENTS TO THE APPROVED MONG KOK  
OZP NO. S/K3/36

Attachment:

TUNG WAH 56 FUK TSUN STREET REVITALIZATION.pdf

Representation Number:

TPB/R/S/K3/37-R001

## **SCHEDULE OF AMENDMENTS TO THE APPROVED MONG KOK OZP NO. S/K3/36**

**Item A** – about 400m<sup>2</sup> Rezoning of a site at 56 Fuk Tsun Street from “Comprehensive Development Area (1)” to “Res (Group A)” and relaxation of BHR from 80mPD to 115mPD. Not mentioned is increase in PR to 8.5 or 9.

“HYAB has assigned the tenement building and the Hung Shing Temple, including its forecourt where the mature tree is located, to the Tung Wah Group of Hospitals (TWGHs) for maintenance and management.

The existing Hung Shing Temple, mature tree and open-air forecourt on site should be preserved and integrated into the design of the future redevelopment; and the temple and **the open-air forecourt should be opened to the public.**”

**STRONG OBJECTIONS, THE ONLY ACCEPTABLE REZONING OF THIS SITE IS TO “GIC” WITH A CAP ON HEIGHT AND PR.**

THE BUILDING SHOULD BE PRESERVED AS IT IS IN GOOD CONDITION AND AN EXAMPLE OF THE TRADITIONAL CURVED FRONT JUNCTION DESIGN THAT IS A TOURIST ATTRACTION BUT IS FAST DISAPPEARING.

THIS IS A CORNER SITE SO A MORE MODEST DEVELOPMENT WITH CORNER SPLAY OR SET BACK FACILITATES VISUAL RELIEF, CIRCULATION AND VENTILATION TO THE CROWDED STREET SCAPE AND PROVIDES GOOD SIGHTLINES TO THE ZEBRA CROSSING. THE CURRENT BUILDING TICKS THE BOXES.

THE BUILDING IS UNDER HYAB THAT IS LAUNCHING NUMEROUS PROGRAMMES TO ASSIST THE UNDERPRIVELEGED, WITH A PARTICULAR FOCUS ON YOUTH. THERE IS STRONG NEED FOR ADDITIONAL COMMUNITY FACILITIES IN THE DISTRICT IN ORDER TO PURSUE THESE INITIATIVES. THE BUILDING WAS RECENTLY REVITALIZED TO ADDRESS THE SHORTFALL, SEE ATTACHED.

HYAB STATES THAT THERE ARE CURRENTLY NO PLANS TO REDEVELOP THE BUILDING SO WHY THE HASTE TO AMEND ZONING?

MEMBERS SHOULD CHECK THE HKPSG, THERE ARE SIGNIFICANT DEFICITS IN MANY COMMUNITY SERVICES IN THE DISTRICT.

MOREOVER, COMMUNITY FACILITIES ARE IN LINE WITH THE PRESENCE OF THE GRADED TEMPLE AND THE MATURE TREE.

Urgent Return receipt Expand Group Restricted Prevent Copy

---

THE CONDITION THAT THE FORECOURT BE OPENED TO THE PUBLIC SHOULD ALSO BE CONSIDERED AS THIS WOULD IMPACT RESIDENTS OF THE SPACE FOR A LARGER PODIUM TO ACCOMMODATE CLUB HOUSE AND OS FACILITIES..

**Item B1** – about 1,600m<sup>2</sup> Rezoning of a site at Mong Kok Road Playground from “G/IC” to “Open Space”.

“The Mong Kok Road Playground is a **small public recreational park** with a fitness station for the elderly, a children's playground and accessible toilets.”

WOULD SUPPORT IF NOT FOR B2 AND B3

**Item B2** – Rezoning of a strip of land to the immediate north of Mong Kok Road Playground from “G/IC” to “R(A)” with stipulation of BHR of 115mPD and 20mPD.

OBJECT – THIS IS A PUBLIC PASSAGE WITH PLANTER BOXES BESIDE THE CLP SUBSTATION. THE PROPOSED REZONING WOULD EFFECTIVELY INCORPORATE IT INTO THE ADJOINING HANG TUNG SITE. THERE IS NO PUBLIC BENEFIT TO THE AMENDMENT.

IS THIS ABOUT LAND SALE??? IS THE GOVERNMENT DESPERATE FOR REVENUE?

**Item B3** – Removal of BHR for the “G/IC” zones occupied by the refuse collection point cum public toilet fronting Mong Kok Road and the electricity sub-station fronting Canton Road.

STRONG OBJECTIONS. THE FACILITIES ARE PART OF A PUBLIC OPEN SPACE AND ALREADY QUITE SUBSTANTIAL IN SIZE AND TAKE UP AROUND 20% OF THE GFA OF WHAT IS AN ALREADY INSUFFICIENTLY SMALL OS TO SERVE A LARGE POPULATION.

MEMBERS SHOULD NOTE THAT BOTH DOS AND LOS WILL HAVE MORE THAN 50% DEFICITS EVEN WITH PLANNED PROVISIONS

In view of the shortfalls, the statement “to allow optimisation of site potential as well as more design flexibility **for future development/redevelopment**” is alarming. A larger and taller building along Canton Road would effectively wall in the park.

It is difficult to imagine what form of redevelopment could take place on the small CLP site.

The rezonings effectively counteract any benefits gained via B1.

Moreover, if there is to be a redevelopment of the facilities, this can be achieved via a S16 application.

Members should reject the amendments as they are not in the public interest.

Urgent Return receipt Expand Group Restricted Prevent Copy

---

Moreover, in view of the bleating on the part of Development Bureau re work load and need to streamline the process, one has to question why time and resources are being wasted on unnecessary amendments like these?

It would appear that there are underlying issues that have not been revealed. However, TPB members are charged with focusing only on the merits of the amendments and in this instance, there are none.

Mary Mulvihill



Like 34



Search Keyword

About Us

Medical Services

Education Services

Community Services

Fund-raising and Donations

Records and Heritage

Traditional Services

Social Responsibility

Media Centre

Press Release and Highlight

Activities Preview

Awards

Movies

Publications

Anniversary Minisites

## Revitalisation of TWGHs property at Fuk Tsun Street into community shared resources Launching the first "Fortune Loft – Youth Co-Living Project" to relieve the housing needs of the young people.

TWGHs has renovated its property located at the junction of 56 Fuk Tsun Street and 1 Lime Street, and revitalised it into community shared resources. Not only the living conditions of current tenants greatly improved, TWGHs also remodeled the 4th and 5th floors of the property into a co-living space furnished with traditional features and modern designs, and launched its first "Fortune Loft – Youth Co-Living Project" to relieve the housing needs of young people by offering housing at an affordable price.

"Fortune Loft – Youth Co-Living Project" is an endeavor to offer another housing option for young people in a way of "co-living". The "co-living" model aims at encouraging young residents to communicate, exchange views and look after one another. Besides, successful applicants are required to join a designated "Saving Programme" and "Good Neighbours Scheme", with an aim to nurture their saving habits and to contribute to the society through visits and community activities.

"Saving Program" requires participants to set up their own saving plans. The Group will grant one-third of their saving amount. For instance, if a resident saves \$300 each month, TWGHs will grant \$100. The maximum matching grant for each month is \$1,200. All savings will be reimbursed to residents after tenancy agreement ends so that they will have capital to pursue their personal goals.

"Good Neighbours Scheme" requires residents to participate in at least 30 hours of volunteer services and community visits every year, with an aim to cultivate a sense of belonging to the community, to care for the elderly and to promote the spirit of co-living in the community.

The first phase of "Fortune Loft – Youth Co-Living Project" is now opened for application until 20 October 2018. Working youngsters aged between 18 and 30, with a monthly income not exceeding \$20,000, total assets not exceeding \$350,000, and do not own any property in Hong Kong are eligible to apply. Applicants who used to be child care service users and with special family needs can apply through social workers.

For more details of "Fortune Loft – Youth Co-Living Project", its application requirements and application form, please visit <https://goo.gl/uAVq5v>. For enquiries, please contact Ms. Karen LAW at 3525 1856.

### About TWGHs

*Since its establishment in 1870, TWGHs has been all along upholding its mission "To heal the sick and to relieve the distressed; to care for the elderly and to rehabilitate the disabled; to promote education and to nurture youngsters; and to raise the infants and to guide the children." Nowadays, TWGHs is the largest charitable organisation with the longest history in Hong Kong. For over a hundred years, TWGHs' medical and health, education and community services have developed rapidly to fulfill the needs of the society and to provide high quality services at low rates or for free. Today, TWGHs operates 321 services centres, including 5 hospitals and 30*

21/05/2024, 13:29

Revitalisation of TWGHs property at Fuk Tsun Street into community shared resources In Launching the first "Fortune Loft – Yout...

*Chinese and Western medicine services centres, 55 education services centres, 229 community services centres that cover elderly, youth and family, rehabilitation and traditional services, as well as the Tung Wah Museum and TWGHs Maisy Ho Archives and Relics Centre, which were established to promote, restore and preserve the heritage and relics of TWGHs, with an aim to protect and preserve local traditional culture.*

\*End\*

TWGHs has revitalised its property at Fuk Tsun Street and launched its first "Fortune Loft – Youth Co-Living Project" to relieve the housing needs of the young people.



"Fortune Loft" co-living space has been furnished with traditional features and modern designs

#### I. Open Pantry



#### II. Living Room



#### III. Well-equipped kitchen



IV. Bathroom facilities



V. Self-served washing & drying machines



VI. Twin bedroom

